

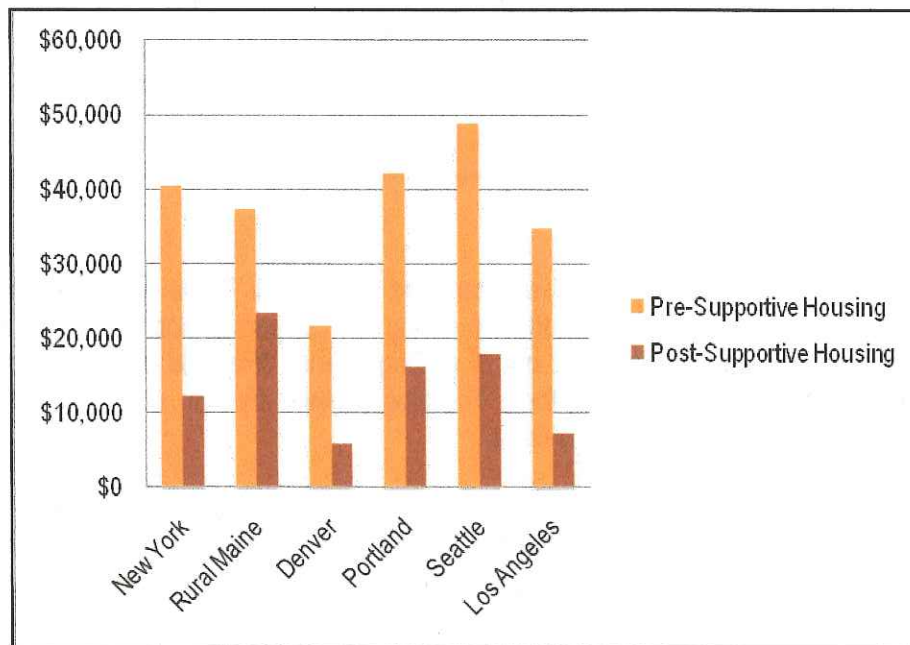


## FAQ's about Supportive Housing Research: Is Supportive Housing Cost Effective?

Supportive housing is designed primarily for people with long histories of homelessness due to persistent obstacles like serious mental illness, a substance use disorder or chronic medical problems. Compared with other very low-income people, these men and women disproportionately use shelters, emergency health care and public mental health services—often cycling rapidly through various public institutions at great cost to taxpayers. Supportive housing can break this cycle by providing affordable housing *and* the services these people need to stay in a home. The result? Reduced burden—and cost—to our public systems. Just look at the numbers.

### Supportive Housing Generates Significant Cost Savings to Public Systems

Cost studies in six different states and cities found that supportive housing results in tenants' decreased use of homeless shelters, hospitals, emergency rooms, jails and prisons.<sup>1</sup>



Per-Person Annualized Cost of Public Services Before and After Entering Supportive Housing

### Health Care, Shelter and Corrections Systems See the Biggest Cost Offsets

The same studies indicate that health care systems see the most savings, followed by shelter and corrections.

**Health Care.** In New York, reduced psychiatric hospitalizations resulted in an annual savings of \$8,260 per person. In Denver and Los Angeles, annual reductions in physical health hospitalizations saved \$3,423 and \$13,392 per person, respectively.

**Shelter.** Large annual savings were also generated as a result of reductions in shelter use - \$3,799 and \$6,844 per person in New York and Denver, respectively.

**Incarceration.** Savings from reductions in jail and prison use were smaller, but still significant. In New York, combined annual savings from jail and prison was \$800 per person, \$686 in Denver, and \$1,320 in Los Angeles.

<sup>1</sup> Throughout this summary, figures were converted to annual amounts in order to better compare across studies.

### **Supportive Housing Is No More (And Sometimes Even Less) Costly**

Supportive Housing saves significant money to many public institutions while using no more and sometimes fewer resources in return for better results. For example, in New York, reductions in service use resulted in an annualized savings of \$16,282 per unit, which amounts to 95% of the cost of providing supportive housing. In Portland, the annual savings per person amounted to \$24,876, whereas the annual cost of housing and services was only \$9,870.

### **Emerging Evidence: Supportive Housing vs Housing Alone**

A study conducted by the Economic Roundtable in Los Angeles looked at cost savings generated from supportive housing and housing without services. For the general homeless population, temporary or permanent housing (without services) reduces public costs by 50%. But for the chronically homeless, supportive housing reduces public costs by 79% suggesting that adding services gets communities an even greater return for their investment in those that have been homeless the longest.

### **The Bottom Line: Supportive Housing Is Cost Effective!**

Our communities need solutions that work to prevent and end homelessness—and supportive housing offers much-needed outcomes for no more (if not less!) expense to our public systems.

#### **Meet Lavelle...**

Lavelle Conner, 46, estimates he's been arrested 150 times. While struggling with schizophrenia, depression and drug addiction during his 12 years of homelessness, he slept in abandoned buildings and ate out of garbage cans. With little if any support, Lavelle faced one dead end after another. "The drugs helped my pain, so I kept taking things that weren't mine to support my habit."

Lavelle's story is not unusual. Many like him are trapped in a cycle of homelessness, incarceration, and health and mental health crises. Taxpayer dollars are wasted as the status quo continues and peoples' lives spiral out of control.

But with the right help, Lavelle was able to turn his life around. He became a permanent supportive housing tenant through Thresholds, a Chicago-area nonprofit. Since obtaining housing, counseling and other support services, he has been living with stability for nearly four years. Lavelle no longer abuses drugs and has remained out of trouble. He has served as president of the tenant council and a consumer advocate for a Thresholds' jail diversion program. He says, "I learned that it took guidance and support to help me get my life back together...I prefer opportunities over privileges."

# Victory Gardens Groundbreaking



Wednesday, October 10, 2012  
1:00 p.m.  
Newington, Connecticut

WOMEN'S INSTITUTE



**VA**  
HEALTH  
CARE

Defining  
**EXCELLENCE**  
in the 21st Century

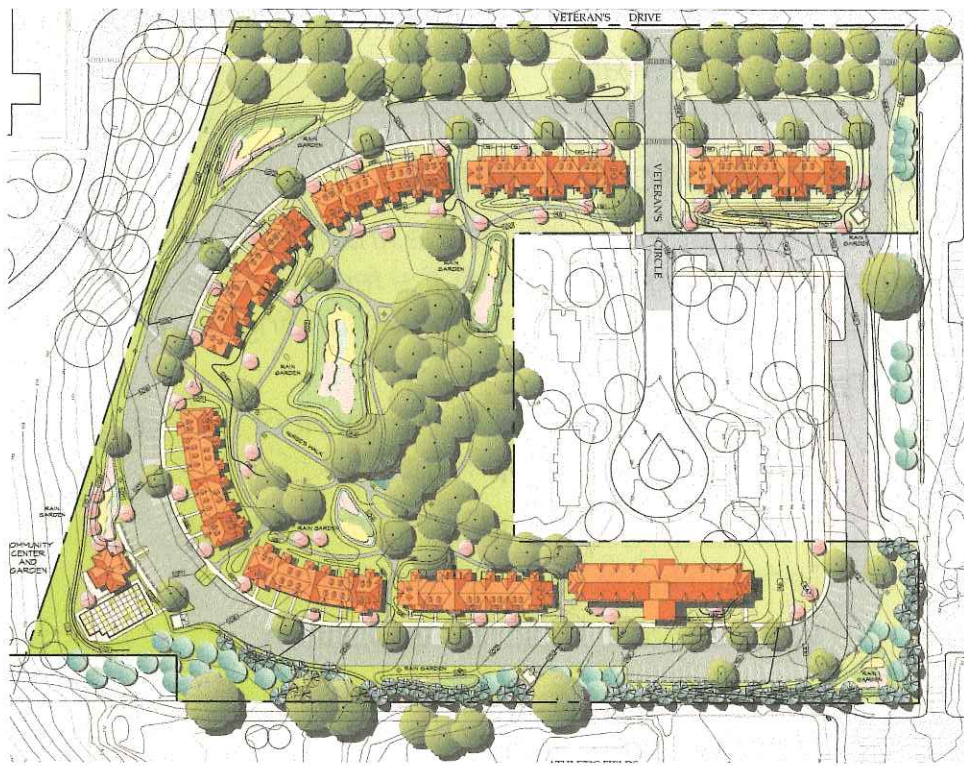
## ***Overview and History***

Victory Gardens is a 74-unit mixed income, supportive and affordable housing rental development on the campus of the U.S. Department of Veterans Affairs (VA) Medical Center in Newington, Connecticut. As one of the nation's first housing projects to be developed under the VA Enhanced-Use Lease program, which provides for long-term leases of portions of VA lands and buildings for affordable and supportive housing for Veterans, Victory Gardens will provide a foundation for future housing efforts across the nation.

Victory Gardens will seamlessly blend with the surrounding neighborhood in size, design, and use. Victory Gardens is designed to create a welcoming and viable low scale affordable and supportive housing community that respects the historic fabric of the site's landscape, buildings and infrastructure. The project site is an 11-acre land area (with one existing building) at the end of Veteran's Circle, a spur road off Veteran's Drive, the main entrance road to the VA campus. Twenty-four of the project units will be created through the substantial rehabilitation of the site's existing building. Fifty units will be created through new construction of one-, two- and three-bedroom flats and townhouses grouped in seven, two-story buildings facing a common green. The beauty and tranquility of the existing site will be retained by preserving the historic "Nurses Walk" and existing mature and specimen trees. The project will seek U.S. Green Building Council LEED (Leadership in Energy and Environmental Design) accreditation with the incorporation of numerous sustainability and energy-saving design features.



Priority will be given to eligible Veterans and their families, including homeless Veterans and those at risk of becoming homeless. Particular attention will be paid to incorporating tailored supportive services that meet resident needs. The unit mix for the project will consist of 40 one-bedroom units, 22 two-bedroom units and 12 three-bedroom units. All units will be targeted to households earning at or below 60% of area median income (AMI). The project will provide for deeper affordability by including units targeted to families below 50% AMI and 25% AMI.



Rendered Site Plan

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*The Women's Institute would like to thank all of our guests today for joining us in this momentous occasion. Each of you represent a vital part of our work to create affordable housing solutions in our communities, and we are grateful for your partnership and support.*

## **OUR DEVELOPMENT TEAM**

<i>Developer/Sponsor:</i>	Women's Institute for Housing and Economic Development
<i>Architect:</i>	Paul Bailey Architects, LLC
<i>Construction Manager:</i>	Enterprise Builders, Inc.
<i>Property Management:</i>	DeMarco Management Corporation
<i>Legal Counsel:</i>	Mayo Crowe, LLC
<i>Accounting Services:</i>	Whittlesey and Hadley, P.C.
<i>Partners &amp; Service Providers:</i>	VA Connecticut Healthcare Systems Chrysalis Center, Inc.
<i>Owner's Project Representative:</i>	Pinck & Co.

## **IN APPRECIATION OF OUR FUNDERS**

*Victory Gardens is made possible by the financial commitment of several agencies and organizations at the federal, state, local, and private levels. We offer our gratitude to our funding partners.*

### ***Primary Project Funding:***

State of Connecticut Department of Economic and  
Community Development  
Connecticut Housing Finance Authority  
Federal Home Loan Bank of Boston  
Webster Bank, National Association

### ***Project Investors:***

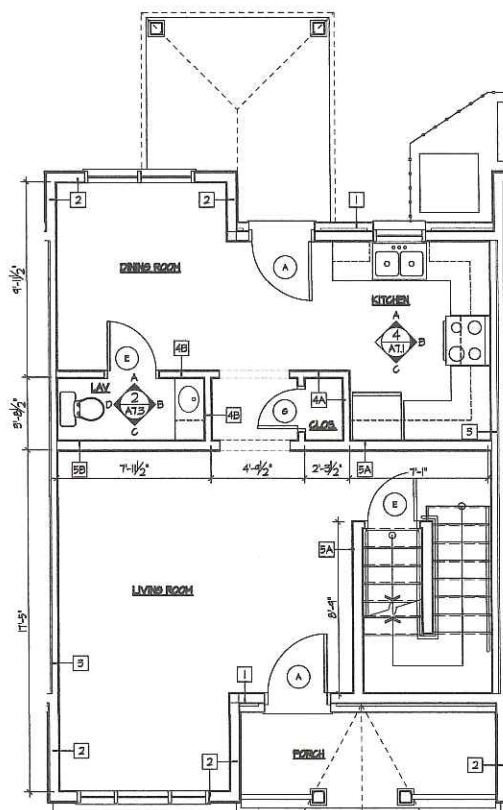
National Equity Fund, Inc.  
Morgan Stanley

### ***Pre-development and Construction Financing:***

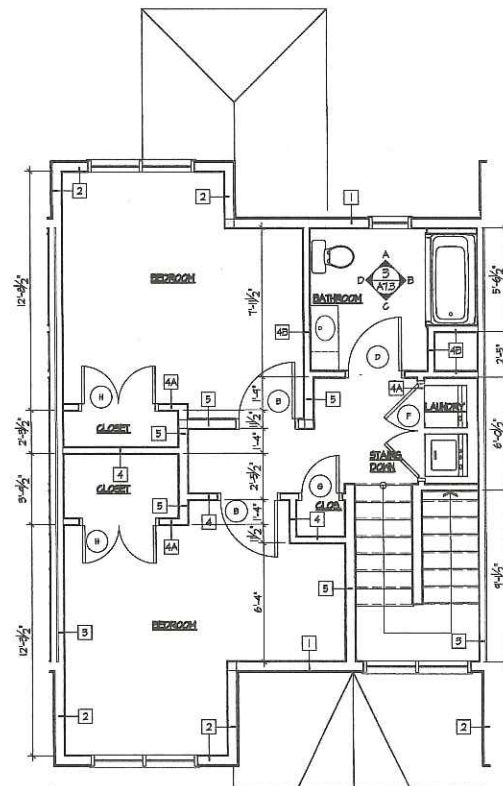
State of Connecticut Department of Economic and  
Community Development  
Webster Bank, National Association  
Corporation for Supportive Housing  
Connecticut Housing Investment Fund  
Housing Ministries of New England, Inc.



*Typical Townhouse Building Elevation*



*Typical two-bedroom  
first floor unit plan*



*Typical two-bedroom  
second floor unit plan*

## ***About the Women's Institute***

The Women's Institute for Housing and Economic Development is a leader in creating affordable housing that supports low-income individuals and families in our region and promotes economic opportunity that builds strong communities by developing safe, affordable and supportive housing for individuals and families.

In our 30+ years of building homes and opportunity, the Women's Institute has completed over 60 projects, or 814 units of housing, by packaging and managing the use of over \$150 million of financing. We have also provided planning and technical support services to an additional 50 projects, creating another 733 units of housing. Our work, as always, has focused on partnerships and capacity-building in each of these endeavors – bringing the right stakeholders together and leading an in-depth, community-centric vision from concept to reality.

### ***The Numbers So Far:***

- 110 development and consulting projects
- 1,547 units of affordable housing created or preserved
- 220 units owned and managed in 8 properties
- Over 100 service providers and community partners
- 60% of all units created serve households <30% AMI

### ***In Progress Right Now:***

- Creation of 210 new units
- Rehabilitation and preservation of 303 existing units
- Early feasibility underway on 128 units



## ***The Housing Needs of Veterans***

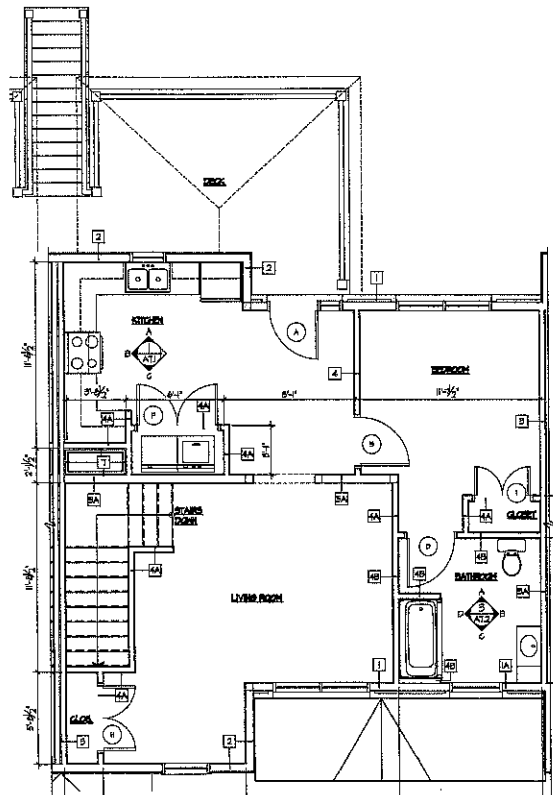
A sizeable core of the Veteran population in Connecticut falls within income levels that severely limit their housing choices. This issue is complicated by the growing numbers of men and women being discharged from active duty who served in the Iraq and/or Afghanistan conflicts and are now transitioning back to civilian life. Among the many challenges faced by this group, a sizable number are in need of affordable housing, often due to reduced incomes resulting from combat-related health issues and/or disability.

Veterans make up 10% to 15% of the total homeless population and as much as one-third of chronically homeless individuals nationwide. The total number of homeless Veterans in Connecticut are estimated from 900 to 1,600 persons. Based on the relationship between Veterans nationwide and homeless Veterans in the state, the number of homeless Veterans in the project area is estimated to be between from 275 to 480 persons at any one point in time.





*Renovated Building Five Elevation*



*Typical one-bedroom unit plan*



*Community Building Elevation*